

**Staff
Summary
Report**



To: Mayor and City Council
Through: Development Services Manager

Agenda Item Number 20
Meeting Date: 01/25/01

SUBJECT: MACH 1 #SBD-2001.01

PREPARED BY: DeeDee (D²) Kimbrell, Planner I (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request by Mach 1 for a Final Subdivision Plat at 1530 West Broadway Road.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **MACH 1** (Mark Entzminger, CEO/President, property owner) for a Final Subdivision Plat located at 1530 West Broadway Road. The following approval is requested from the City of Tempe:

#SBD-2001.01 A Final Subdivision Plat combining two lots into one lot on 1.94 net acres at 1530 West Broadway Road.

Document Name: 20010125devsrh02 Supporting Documents: Yes

SUMMARY: This request is for a subdivision plat for one lot. The owner wishes to combine 2 lots into 1 lot to accommodate a new building. The new lot appears to comply with required technical standards of Subdivision Ordinance No. 99.21. Staff recommends approval and to date, no public input has been received.

RECOMMENDATION: Staff – Approval
Public – No Comments

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description / Comments / Reasons for Approval
 - 2-3 Conditions of Approval
 3. Location Map
 4. Subdivision Plat
 5. Applicant's Letter of Intent

HISTORY & FACTS:

1970's.

Rezoned from R1-6 to I-1, as part of a larger project.

June 27, 2000.

Planning Commission voted 4-0, on their consent agenda, to approve the zoning change from R1-6 to I-1.

July 20, 2000.

City Council approved the zoning change from R1-6 to I-1.

DESCRIPTION:

Owner – Mark Entzminger, CEO/President
Applicant – Brooks, Hersey and Assoc., Samuel Hersey
Engineer – Brooks, Hersey and Assoc., Samuel Hersey
Existing zoning – I-1
Total site area – 1.94 acres
Number of lots proposed – 1

COMMENTS:

This request is for a subdivision plat for one lot. The owner wishes to combine 2 lots into 1 lot to accommodate a new building. The new lot appears to comply with required technical standards of Subdivision Ordinance No. 99.21, therefore staff recommends approval subject to the attached conditions. To date, no public comments have been received.

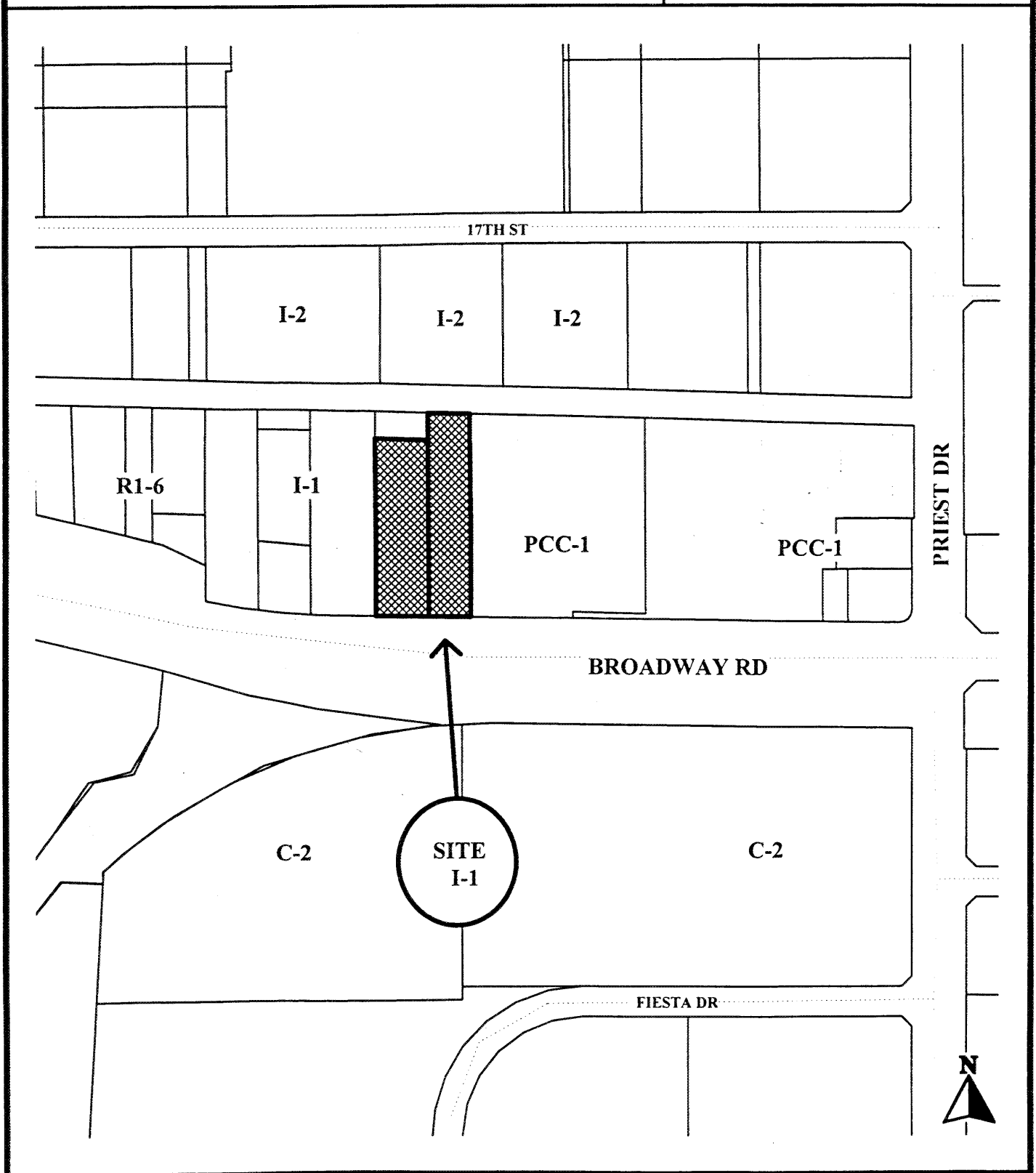
REASON(S) FOR APPROVAL:

1. The Final Plat appears to conform with Subdivision Ordinance No. 99.21.

CONDITION(S) OF APPROVAL:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.

- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
- 2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- 3. No variances may be created by future property lines without the prior approval of the City of Tempe.
- 4. The Final Subdivision Plat shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Details of the document format shall be reviewed by the Planning Division staff within Development Services prior to recordation by the Maricopa County Recorder.

MACH 1 AIR SERVICES
SBD- 2001.01

Location Map SEE OTHER SIDE FOR MORE INFORMATION

